

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MINUTES
SEPTEMBER 15, 2012**

APPROVED

2.0 Call to Order – Vice President Josh Cocagne called the regular monthly meeting of the Apple Canyon Lake Property Owners Association (ACLPOA) to order at 9:00 a.m. at the Apple Canyon Lake Clubhouse, Saturday, September 15, 2012.

3.0 Pledge of Allegiance – After the Pledge of Allegiance, a quorum was present with the following directors in attendance: Mr. Bob Ballenger, Ms. Marge Clark, Mr. Josh Cocagne, Mr. Chuck Larsen, Ms. Debra McNamee, Mr. Rick Paulson, Mr. Duane Suits and Mr. Erin Winter. Mr. Kevin Kavanaugh and General Manager Paula Lange were absent. Recording Secretary Dottie Gricius was in attendance.

4.0 Record/Adopt August 18, 2012 BOD Minutes – Bob Ballenger moved, Rick Paulson seconded, to “Adopt the August 18, 2012 minutes as amended.” The motion carried unanimously. Correction: Under agenda item 11.1 Property Owner Appeal, to delete the last two sentences because no formal motion was made. This will be discussed on this agenda under item Unfinished Business, 10.1. On page 3 under 11.4, the 7th sentence down, the word “excessive” should be deleted and the word “additional” substituted. On the next paragraph of the same 11.4, the 5th sentence down, the word “confirmed” was replaced with the word “stated”.

5.0 Treasurer’s Report – Bob Ballenger moved, Marge Clark seconded, to “Adopt the August 31, 2012 Treasurer’s Report as presented.” Duane Suits commented on being over budget in terms of revenue and explained how that may tend to change by year end. The motion carried unanimously.

6.0 Committee Reports by Board Liaison and/or Committee Chair

Campground – Chuck Larsen stated with the cool temperatures the fans at the bathhouse are making it pretty chilly in the mornings. Brian Hartlep explained the temperature and ventilation problems and the plan is to move the thermostat. Campground erosion was on the agenda so he did not address that but he did state the dam advisory panel has a plan to inspect the outlet pipe under the dam (2013-2014) to ensure good welds.

Conservation – Erin Winter reported fish stocking will include walleye and catfish this year. Darryle Burmeister reported on Lake Monitoring findings and stated that Teri Holland, coordinator with IEPA, visited and after her audit rated ACL as compliant in Tier 3. Data is available to view on the VLMP website at: <http://www.epa.state.il.us/water/conservation/vlmp/online-lake-database.html>. He directed those interested to just click Online Database, Search for Data, choose ACL. Erin explained the hours spent monitoring and Darryle’s and Sharon’s work is appreciated.

Legal – Marge Clark did not have anything to report but she stated her thanks to both Darryle and Sharon for the time they spend doing this for us. She also complimented the Maintenance staff for keeping the good condition of the golf course through the drought.

Budget – Duane Suits stated that the budget was printed in the *Apple Core* and will be voted on in the October meeting. Both Chuck Larsen and he attended the Long Range Planning Meeting which showed a lot to do and decisions to make.

Rules & Regs – Josh Cocagne stated that management, the Board, and different committees asked Rules & Regs to look at different things. The committee met last week and put out some questions to be answered. The next meeting is scheduled for the second Saturday next month.

AECC – Rick Paulson stated AECC reviewed two houses and one house being moved. The committee also reviewed the plans for the first in-ground swimming pool on a property owner's lot.

Trails – Deb McNamee stated that a speed limit on the trails is being reviewed by Rules & Regs which is seeking legal advice. The \$25K is now requested to widen a Marina trail instead of for smaller projects as approved and she asked that old stop signs be taken down and normal stop signs be put up on the trails closer to the road. It was explained why this was important. Brian has an appointment with Security about this.

7.0 President's Report – Kevin Kavanaugh did not attend the meeting. No report given.

8.0 General Manager's Report – Paula Lange could not attend the meeting but left her report on the table. It sincerely thanked and expressed gratitude to the Scales Mound Fire Department for allowing ACLPOA to use their boat. The report also stated the pool construction made four attempts with dynamite to break up solid rock. Applications for payment plans for the 2013 Dues are being accepted until January 15, 2013.

9.0 Property Owner Comments – Hans Bender drives Marina View Drive and does not think where the speed bump is located is good and it should be moved further down the cart path.

- Rich Miranda stated that AECC approved putting an in-ground pool on private property which was not done before or approved before. He asked what the Board would do to limit other types of pool such as \$98 pools from Wal-Mart. AECC can decide if there is a negative aesthetic on the community.

- Henry Doden stated a project knocked down a tree and rolled it into the greenway crushing small planted trees and he wanted to know what the Association is doing to fix the problem. Also, 24 lots have extended yards (where the road ends) beyond their lot lines and a driveway extends over a piece of another lot owner property. Brian has gone over this with Henry many times: certified stamped surveys were given to Brian but he did not know the process Henry uses. The properties are compliant except where one neighbor's driveway is slightly over another's lot line which is for property owners to work out. Rick Paulson suggested contacting the township to also look at the property lines.

- Rich Miranda stated that previously ACL did not allow an RV or a trailer to be stored on private property. Marge Clark responded that the Governing Documents would have to be reviewed. Rick Paulson stated there is a property maintenance code.

- Darryle Burmeister stated that the turbidity curtain area should not be dredged with the lake water so low, but the excavator at Koester's pond could be used to clean out that area and the turbidity curtain which is full. This will be forwarded on to management.

10.0 Old Business

10.1 Appeal Correction – From a correction (supported by review of the Secretary’s meeting recording) to the Minutes of the August 18, 2012 Board Meeting indicated that no formal motion was made for Agenda item 11.1 Property Owner Appeal. Following a request by Marge Clark for a Recall, a new motion to correct the error of no formal motion was called for. Rick Paulson moved, Bob Ballenger seconded, to “Allow the Go Kart of Mr. John Ludwisiak to be registered.” The motion failed with a vote of 1-5-0. The one yea vote was by Bob Ballenger.

Deb McNamee left the meeting at 9:25 a.m.

11.0 New Business

11.1 Property Owner Citation Appeal – Vice President Cocagne stated the process for appeals and read the narrative. Since Dan Cunningham did not come to this meeting, the Board upheld the citation, per XIV Appeal Process under Rules and Regulations and Appeals: Guideline for Appeals to the Board of Directors under Board Approved Policies.

11.2 Committee Changes – Vice President Cocagne read the narrative. Marge Clark moved, Bob Ballenger seconded, to “Approve the Committee Changes as listed: to accept the resignation of Bob Stanger from the Maintenance Committee; and to appoint Chuck Larsen to the Long Range Planning Committee.” With no discussion, the motion carried unanimously.

11.3 Boat Slip License – Vice President Cocagne read the narrative. Rick Paulson moved, Erin Winter seconded, to “Approve the changes to the Annual Boat Slip License.” To Ron Moore’s question, Megan Shamp explained what the changes were and that ACL’s attorney has reviewed the new language and approved it. The motion carried unanimously.

11.4 Campground Erosion Project – Vice President Cocagne read the narrative. Erin Winter moved, Duane Suits seconded, to “Approve the Campground Renovation Project as presented.” The project will be overseen by Brian and Randy Stowe; Rick Paulson saw no problems. Chuck Larsen asked questions, some technical, and Vice President Cocagne asked Chuck to jot down his questions and comments and give that to Brian. When this came up, Marge remembered that \$39K was budgeted for 5 concrete slabs but questioned whether the amount would cover all three phases of the project or just Phase 1. Megan Shamp went to retrieve the appropriate motion.

A short recess was called at 9:59 and reconvened at 10:13 a.m.

The original motions of April 21, 2012 and May 21, 2012 were read. The concrete slabs were dropped and an alternate option for the R&R project, which was budgeted for \$39,360, was made. The minutes further stated that after much discussion Fehr Graham would be contacted. The motion was tabled pending further engineering study but Fehr Graham was not involved in the project at all. Josh re-read the narrative and the motion which covers only the first phase 80% for \$36,000 of the project. Brian stated phase 2 would be culvert replacement (in-house) and the third phase would be minor water-shedding and things of that nature. Marge Clark expressed concerns that this was not discussed (the 3 phases and dollar amounts) during the budget since

labor and materials do not seem to be included for Phases 2 and 3. From his perspective, Brian explained the history and noted that in-house labor would be called upon.

Vice President Cocagne stated that phase 1 is for material and labor. He read the motion on the table. After discussion about Chuck's recommendations, an amendment was made by Rich Paulson and seconded by Chuck Larsen, to add "Subject to maximum expenditure of \$39,360 subject to Chuck Larsen's recommendation and consultant approval." The amendment carried unanimously. The original motion: to "Approve the campground renovation project as presented subject to maximum expenditure of \$39,360, subject to Chuck Larsen's recommendation and consultant approval." The motion carried unanimously.

11.5 Memorial Pavilion Fundraising Campaign – Vice President Cocagne read the narrative. Rick Paulson moved, Erin Winter seconded, to "Approve the Memorial Pavilion Fundraising Campaign." Cindy Carton would like to label the campaign "Buy a Board, Buy a Beam, Buy a Truss." It was explained that a donation of a specific amount places a name on a bronze plaque and donor levels were explained. This will be a chance to make a donation toward a pavilion that will be here for a very long time and items could be donated after the Pavilion is built such as a grill area. The structure will be between the clubhouse and the tower and it has multiple uses. Bob Ballenger suggested a drawing or a plan is need and Cindy stated a conceptual drawing would be made when a certain amount is garnered and then materials could be determined. Marge agreed that a plan and/or drawing with cost projections are needed before presenting to the public. Rich Miranda suggested not waiting too long since this should be in concert with the new pool construction. It would not be nice to have concrete trucks tearing up everything. Erin moved to table the motion but there was no second. There is pavilion money in its own designated fund and a suggestion was to utilize some of it to have a conceptual drawing made. Rick Paulson moved, Erin Winter seconded, to "Amend the original motion by adding 'with the authority to spend up to \$2,500 from Pavilion-Designated Funds for a conceptual design and campaign not to commence prior to Board approval of conceptual design'." The motion carried unanimously. The full amended motion to read: "Approve the Memorial Pavilion Fundraising Campaign with the authority to spend up to \$2,500 from Pavilion-Designated Fund for a conceptual design and campaign not to commence prior to Board approval of conceptual design." The motion carried unanimously.

12.0 Other - None

Adjournment – With no other discussion, Erin Winter moved to "Adjourn at 10:41a.m." Motion carried unanimously.

Recording Secretary Dottie Gricius

Vice President Josh Cocagne

Date

Corporate Secretary Josh Cocagne